

No. 20,587 Equity
ACKNOWLEDGMENT OF PURCHASE

Attorney - Assignee Sale

OF VALUABLE REAL ESTATE

By virtue of the power and authority contained in a mortgage executed by Ralph H. Harrison and Naomi M. Harrison, his wife, dated April 27, 1962, unto Ridge Pike Builders, Inc., of Conshohocken, Pennsylvania, recorded in Liber 667, Folio 739, one of the Land Records of Frederick County, Maryland, said mortgage having been assigned to the undersigned, default having occurred therein, the undersigned will offer at public auction, on the premises, on

TUESDAY, APRIL 7, 1964

at the hour of 11 o'clock A. M., the following described real estate:

All that lot or parcel of land situate, lying and being along the public road leading from Sabillasville to Emmitsburg, in Hauver's Election District, Frederick County, Maryland, beginning for the same at the intersection of two stone fences on the west side of the aforesaid public road, said point being on the boundary line of lands now or formerly owned by The Farmers State Bank of Emmitsburg, Maryland, and running thence with the lands of the said Bank, North 83° West 14 perches to a planted stone, thence with other lands now or formerly owned by Martin C. Tresler, North 13½° East 10.8 perches, thence South 88½° East 22.64 perches to a planted stone on the boundary line of lands now or formerly owned by Lewis Harbaugh, thence with the latter lands, South 4° West 10.4 perches to a planted stone, thence South 33° West 22.56 perches to the place of beginning, containing 3 acres and 35 square perches of land, more or less; subject, however, to an easement for the use of a roadway across a portion of said real estate. Being all and the same real estate described in a deed dated February 16, 1962 from Alice R. Miller, widow, unto Ralph H. Harrison and Naomi M. Harrison, his wife, recorded in Liber 664, Folio 358, one of the Land Records of Frederick County, Maryland.

THIS PROPERTY IS IMPROVED WITH A ONE STORY, RANCH TYPE, FRAME CONSTRUCTED DWELLING, measuring 28 feet by 45 feet 4 inches, with asbestos siding on two sides and rear, with beveled and vertical siding on front. Floor plan consists of three bedrooms, living room, dining room, kitchen and bath; full basement and roof of asphalt shingles. Hardwood floors throughout, excepting kitchen and bath, which are tiled.

TERMS OF SALE: Deposit of 10% of the bid price on the real estate required of the purchaser or purchasers on the date of sale; final settlement will be required upon ratification of the sale by the Circuit Court for Frederick County, Maryland, at which time full possession will be given. All costs of conveyancing, including revenue stamps, shall be borne by the purchaser or purchasers. State and County taxes will be adjusted as of the date of final settlement.

RICHARD R. BURGEE, Assignee
McSHERRY & BURGEE, Attorneys

DELBERT S. NULL, Auctioneer

I (we) do hereby acknowledge that I (we) have purchased the real estate described in the advertisement attached hereto, at and for the sum of ELEVEN

THOUSAND FIVE HUNDRED AND FIFTY

Dollars (\$11,550.00), the sum of

ELLEN HUNDRED AND FIFTY-FIVE

Dollars

(\$11,550.00) having been paid this date,

and the balance of TEN THOUSAND

THREE HUNDRED, NINETY-FIVE Dollars

(\$10,395.00) being due and payable at

the time of final settlement; and I

(we) do further covenant and agree

that I (we) will comply with the terms

of sale as expressed in the advertise-

ment attached hereto.

WITNESS my (our) hand(s) and seal(s)

this 7th day of April, 1964.

William Morgan Harbaugh (SEAL)
WILLIAM MORGAN HARBAUGH (SEAL)

WITNESS:

Richard R. Burgee
Richard R. Burgee

Delbert S. Null
Auctioneer

D. Null

EXHIBIT NO. 3

Filed April 23, 1964